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TOWN OF ANDOVER, MASS

## **ZONING BOARD OF APPEALS MEETING AGENDA**

**Thursday, April 2, 2020 at 6:30 P.M.**

**Virtual Meeting Broadcast by:**

**Andover TV, Comcast Channel 22, Verizon Channel 45**

**Or Stream online at: [www.andovertv.org](http://www.andovertv.org)**

### **5:30 CONTINUED DELIBERATIONS**

1. 2 High Plain Road - Page - Z-20-26  
Variance from Art. VIII, §§ 4.1.2 to change a lot line between 2 non-conforming lots, both of which will remain non-conforming as to area.
2. 8 Beacon Street - Zhang & Wei - Z-20-28  
Variance from Art. VIII, §§ 4.1.2 to change a lot line between 2 non-conforming lots, both of which will remain non-conforming as to area.
3. 7 High Plain Road - Olson - Z-20-24  
Special permits under Art. VIII, §3.1.3.F.4 to continue using the Family Dwelling Unit approved in Decision #3442.
4. 141 Elm Street - Z-20-23  
Special permits under Art. VIII, §§5.2.8 & 9.4 to erect a free-standing sign that will exceed 2 sq. ft.

### **CONTINUED PUBLIC HEARING - CONTINUE TO MAY 7, 2020 WITHOUT DISCUSSION**

5. 27 Main St - Touchdown - Z-19-166  
Variances from Art. VIII, §§5.2.5, 5.2.6 & 5.2.9 to erect a freestanding, externally illuminated sign that exceeds the maximum allowed area within 200' of a residential district.
6. 18 William Street - Arzeno - Z-20-10  
Variances from Art. VIII, §§4.1.2 &/or 7.9.4.3 and for a Dimensional Special Permit for Historic Preservation to subdivide a lot & to move the existing garage to a location that will not meet the minimum yard depth requirements.
7. 18 William Street - Arzeno - Z-20-25  
Variances from Art. VIII, §§4.1.2 &/or 4.2.2 to all the existing garage to remain in a non-conforming location that does not meet the minimum rear yard depth requirement.

### **NEW PUBLIC HEARINGS - CONTINUE TO MAY 7, 2020 WITHOUT OPENING**

8. 145 Abbot Street - Girl Scouts of Eastern Massachusetts - Z-20-39  
Variance from Art. VIII, §5.2.8.1.5 to erect a 6' free-standing sign that exceeds the maximum allowed height.

9. 145 Hidden Road – Duke Realty Trust – Z-20-41  
Special permits under Art. VIII, §3.3.5 &/or for variances from Art. VIII, §§ 4.1.2 &/or 4.1.3.b to construct a portico that won't meet the minimum front setback.
- 8 275 South Main Street – Joshua Kelly – Z-20-42  
Special permit under Art. VIII, §7.9 to move an historic house from 1 Judson Rd onto the lot.
- 9 10 Boston Road – O'Leary - Z-20-43  
Special permit under Art. VIII, §3.3.5 &/or for variances from Art. VIII, §4.1.2 & 4.2.2 to construct a 2<sup>nd</sup> story addition that won't meet the minimum front setbacks & a rear addition that will render the garage non-conforming.

## ACTION ITEMS

12. Approval of Minutes

## DISCUSSION ITEMS

**NEXT MONTHLY MEETING IS ON MAY 7, 2020.**

## ADJOURNMENT

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The above listing of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Matters may be discussed out of order or may be deferred. View documents associated with this agenda: [www.andoverma.gov/](http://www.andoverma.gov/)

Meetings are televised on Comcast Channel 22 and Verizon Channel 45 or may be viewed online at [www.andovertv.org](http://www.andovertv.org).

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Town Manager's office at 978-623-8210 or [manager@andoverma.gov](mailto:manager@andoverma.gov).

Per changes to the Open Meeting Law effective 7/1/10: Notices & agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Andover Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public body and/or parties with a right and/or requirement to attend this meeting can be found on the Town website. For this meeting, members of the public who wish to watch the meeting may do so in the following manner:

**ANDOVER TV, COMCAST CHANNEL 22 and VERIZON CHANNEL 45  
OR  
STREAM ONLINE AT [WWW.ANDOVERTV.ORG](http://WWW.ANDOVERTV.ORG)**

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

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